

046.A

0004

0005.5

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
627,000 / 627,000  
627,000 / 627,000  
627,000 / 627,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City	
5		LEWIS AVE, ARLINGTON	5

OWNERSHIP		Unit #:	5
Owner 1:	DARROW CATHERINE L		
Owner 2:			
Owner 3:			
Street 1:	5 LEWIS AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	HOLMES IRINA & EUGENIA -
Owner 2:	-

Street 1:	5 LEWIS AVENUE
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Vinyl Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

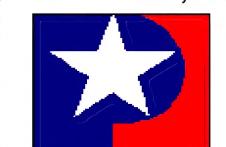
## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7750													G7	1.		

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	623,700	3,300		627,000				
Total Card		0.000	623,700	3,300		627,000	Entered Lot Size			
Total Parcel		0.000	623,700	3,300		627,000	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	292.44	/Parcel:	292.4	Land Unit Type:		

271881	GIS Ref
GIS Ref	
GIS Ref	
Insp Date	
07/12/18	



## USER DEFINED

Prior Id # 1:	32903
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:58:38
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLMES IRINA &	70896-550		4/20/2018		650,000	No	No		
LOGAN YVONNE,	64895-227		8/26/2016		558,000	No	No	Confirmatory & restated master deed dated 8/2	
LOGAN YVONNE,	46341-178		10/25/2005	Family		No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2015	182	Manual	3,723					Weather strip 3 do

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
3/7/2017	SQ Returned	MM	Mary M
3/21/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good														
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1890	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G17	Fact: .			Floor: M - Multi-Level				Totals	RMS: 7	BRs: 4	Baths: 1	HB: 1							
Const Mod:				% Own: 50.000000000															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	7	4							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	10.8 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 295.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.13973880				General:											
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ: 332.827															
Int vs Ext: S				Other Features: 81000															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 0.88000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 699232															
% Com Wall		% Sprinkled:		Depreciation: 75517				Juris. Factor: 1.00	Before Depr: 292.89										
				Depreciated Total: 623715				Special Features: 0	Val/Su Net: 290.90										
								Final Total: 623700	Val/Su SzAd: 290.90										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 046.A-0004-0005.5												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X10	A	AV	1915	27.50	T	40	102			3,300		3,300		
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300		<b>AssessPro Patriot Properties, Inc</b>					